

## **SECTION 7.0 GROWTH INDUCING IMPACTS**

### **7.1 DEFINITION OF GROWTH INDUCING IMPACTS**

Section 15126.2(d) of the California Environmental Quality Act (CEQA) Guidelines requires that an Environmental Impact Report (EIR) describe the potential growth inducing impacts of a proposed project. Specifically, Section 15126.2(d) states:

"Discuss the ways in which the proposed project could foster economic development or population growth, or the construction of additional housing, either directly or indirectly, in the surrounding environment.... Also discuss the characteristics of some projects which may encourage and facilitate other activities that could substantially affect the environment, either individually or cumulatively. It must not be assumed that growth in any area is necessarily beneficial, detrimental or of little significance to the environment."

### **7.2 ASSESSMENT OF POTENTIAL GROWTH INDUCING IMPACTS OF THE PROPOSED WEST GATEWAY PROJECT**

To assess whether the proposed project may foster spatial, economic or population growth, four questions are typically considered and each of these questions was considered for the proposed West Gateway project, as follows.

*Would the proposed project result in the removal of an impediment to growth such as the establishment of an essential public service or the provision of new access to an area?*

The West Gateway area involves nine land parcels in a seven block area of downtown redevelopment areas of Long Beach. The redevelopment sites encompass approximately 11.66 acres within Redevelopment Areas in downtown Long Beach. The project area is located approximately .3 miles west of the Long Beach (SR 710) Freeway and approximately 2.32 miles west of the Harbor (SR 110) Freeway and approximately 3.57 miles south of the San Diego Freeway (I-405, see Figure 1, Regional Location Map). More specifically, the project area is bounded by West Broadway on the south, Golden Avenue on the west, West 4<sup>th</sup> Street on the north and Chestnut Avenue on the east (see Figure 1-2, Vicinity Map).

The West Gateway area currently has a mixture of residential and commercial uses with structures of varying age and condition interspersed with parking and vacant lots.

Surrounding land uses in the immediate project area include a variety of residential, commercial and parks/open space uses. Cesar Chavez Park is located immediately west of the project area. The Los Angeles River is west of the project area, west of Cesar Chavez Park. The Long Beach City Hall, Municipal Court and the Chamber of Commerce are located to the south of the project area. In addition, the Long Beach Police Department and Fire Station No.1 (temporarily relocated to Parcel 10 until renovation of the existing fire station is complete) are located directly south of the project area.

Public services and utilities are already provided in the area and extensions or expansions of those facilities would be limited to extensions/expansions to bring and/or upgrade existing service/utility connections into the project area for use by the retail and residential uses proposed for the project site. No service/utility service connections will be provided to other off site uses and the service/utility connections will be sized to serve only the proposed land uses on the project site. Therefore, the proposed project would not result in removal of any impediments to growth in the area.

*Would the proposed project result in economic expansion or growth such as changes in the revenue base or employment expansion?*

The proposed West Gateway project would provide economic opportunities in terms of the planned neighborhood retail uses on the site. While the focus of the West Gateway project is to provide housing opportunities in Downtown Long Beach, these uses will generate revenue for the business owners/operators and the City of Long Beach. These uses would also provide an estimated 30 jobs in the City. The economic opportunities and jobs provided by the proposed West Gateway project are consistent with the development anticipated for the project site under the General Plan and regional demographic projections and do not represent an extraordinary economic opportunity or a substantial increase in employment opportunities in the City and surrounding areas. The planned revenue, income and job generating uses on the site would be consistent with surrounding existing commercial and retail uses in the area and would not be out of scale with those uses in terms of economic development and opportunities. Therefore, the proposed West Gateway project would not provide opportunities for economic expansion or growth beyond that envisioned in the General Plan and at levels consistent with the surrounding land uses.

*Would the proposed project result in the establishment of a precedent setting action such as an innovation, a radical change in zoning or a General Plan amendment approval?*

As described earlier in Section 2.0 (Project Description and Project Objectives), the proposed project will not require any precedent setting actions in regard to innovation, zoning or the General Plan. The proposed West Gateway project is consistent with the General Plan. The proposed project will require a zone code amendment to PD-30 to increase permitted densities for residential land uses on the project site. This action is not precedent setting and does not result in a substantial change from previous land uses in the area or previous land use actions by the City of Long Beach.

*Would the proposed project result in development or encroachment in an isolated or adjacent area of open space, as opposed to an infill type of project in an area which is already largely developed?*

The proposed project is a redevelopment project in an urbanized area already developed with residential and commercial land uses. It does not encroach onto isolated or adjacent area of open space.

In summary, the answer to each of these questions as they relate to the proposed West Gateway project is “no.” The proposed project is in an urbanized area already developed with residential

and commercial land uses. It does not include any physical facilities or policy actions that would provide opportunities for growth beyond that proposed by this project. Therefore, the proposed West Gateway project would not result in growth inducing impacts.